



ARMADA POINT, ESTOVER IND' ESTATE

Plymouth, PL6 7PY

BK | Bruton Knowles est. 1862

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Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

Mark Slade 01752 936101

Mark.slade@brutonknowles.co.uk

RENT £45,000 PAX

LOCATION

Estover, located about five miles north of Plymouth City Centre, is a prime location home to manufacturing companies such as The Wrigley Company, Fine Tubes Ltd, Underhill Engineering and The Barden Corporation. Armada Point is easy to access off Estover Road, via Plymbridge Road which provides connections to the A38 Devon Expressway (1.5 miles). The A38 provides an excellent regional road link, joining the M5 at Exeter North.

DESCRIPTION

The unit comprises an open plan warehouse with two storey amenity block containing offices, reception and welfare facilities. There is currently a substantial mezzanine floor within the unit. The client will consider re-configuring this or should interested parties prefer, they will remove this item

The unit benefits from 3 phase electricity, yard / car park to the front, additional car parking spaces at the end of the terrace of units, an electric roller shutter and minimum eaves height 6.28 m (20.5 ft).

SERVICES

All mains services are connected to the premises. We have not tested the apparatus and therefore interested parties are invited to make their own enquiries.

ACCOMMODATION

All areas and dimensions stated are in accordance with the Code of Measuring Practice

	sq. ft.	sq. m.
Unit G.	7720	717.6
Total (GIA Approx)	7720	717.6

ENERGY PERFORMANCE CERTIFICATE

EPC COMMISSIONED

VAT

All figures quoted are exclusive of VAT

TENURE

Available by way of a new full repairing and insuring lease, length negotiable. Initial rent £45,000 pax

BUSINESS RATES

The premises are described as WAREHOUSE AND PREMISES and have a rateable value of £32,250.

VIEWING

By appointment with the SOLE AGENTS

Bruton Knowles

Contact: Mark Slade

Tel: 01752 936101

E-mail: mark.slade@brutonknowles.co.uk

LOCATION PLAN



ADDITIONAL PHOTOS



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must carry their own survey by inspection or otherwise.

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